

**AGENDA FOR THE  
EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
MONDAY, NOVEMBER 8, 2021 AT 7:00 PM**

**6:00 Executive Session**

**7:00 Call to Order – Pledge of Allegiance**

**1. Ordinances**

Ordinance 2021-251 – “Miscellaneous Amendments to Subdivision and Land Development and Zoning Ordinances”

Public Hearing and Consideration of Approval of an Ordinance Amending the Codified Ordinances of East Coventry Township, to Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraph C and Paragraph F, Subparagraph (5), and Subsection 2 (Review), to Eliminate Minor Subdivision Preliminary Plan Review by the Township Planner, Township Traffic Engineer and Township Solicitor Unless Requested by the Planning Commission or Township Engineer; to Amend Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), to Delete Paragraphs F and G and all Subparagraphs in their Entirety and Replace with New Paragraphs F and G and New Subparagraphs; to Amend Section 304, Subsection, Subsection 1, Paragraph H by Deleting the Existing Paragraph H in its Entirety and Replacing with a New Paragraph H; to Amend Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 2 (Review), Paragraph D (Review by the Board of Supervisors), Subparagraph (1), to Specify Number of Preliminary Plan Sets to be Provided for Board Review; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraph E and Paragraph H, Subparagraph (4), and Subsection 2 (Review), to Eliminate Minor Subdivision Final Plan Review by the Township Planner, Township Traffic Engineer and Township Solicitor unless Requested by the Planning Commission or Township Engineer; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraphs H and I, to Add New Subparagraph (10) to Require an Electronic Copy of all Plans and Supporting Documents Be Provided in .PDF Format on a USB Memory Stick; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 2 (Review), Paragraph D (Review by the Board of Supervisors), Subparagraph (1), to Specify Number of Final Plan Sets to be Provided for Board Review; to Amend Section 22-307 (Recording of Final Plan), Subsections 1 and 2, to Delete All References to Record Plans and To Require Five Full Plan Sets be Submitted for Recording and Township Use; to Amend Section 22-310 (Performance Guarantees), Subsection 2 and Section 22-311 (Commencement of Development), Subsection 2, to Delete All References to Record Plans; to Amend Chapter 22 (Subdivision and Land Development), Part 7 (Administration), Section 22-704 (Modifications and Waivers), Subsections 1 and 3, to Change the Unreasonableness Standard for Granting Waivers to Instead Demonstrating Strict Application is Unnecessary Relative to the Proposed Project and Township Planning Objectives, to Include a Reference to the New Waiver Request Form Attached as Appendix “22-E”, and to Add New Appendix “22-E”; to Amend Chapter 27 (Zoning), Part 8 (R-3 Residential District), Section 27-803 (Area, Bulk and Dimensional Standards), Subsection 2 (Two-Family Detached, Two-Family Semi-Detached, Single-Family Semi-Detached, Single-Family Attached, Two-Family Attached and Garden Apartment Residential Uses), Paragraph B (Minimum Net Lot Area, Lot Width and Yards), to Make a Technical Correction to the Chart Entry for “Single-Family Attached”; and to Amend Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph E (Uses Accessory to Commercial Activities), to Prohibit Storage and Display Areas Within the Applicable Front, Side and Rear Yard Setback Lines and to Further Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), §22-304 (Preliminary Plans Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph B (Drafting Standards), Subparagraph (8) to Delete the Minimum Font Size of Ten and Replace it with a Minimum Font Size of 0.07 Inches in Height; and to Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), §22-305 (Final Plan Submission, Resubmission, Review and Content), Paragraph B (Site Design, Layout Standards and Content), Subparagraph (1), Subsection (H), by Deleting the Reference to Minimum Font Size of 10 and Replacing it with a Minimum Font Size of 0.07 Inches in Height.

**2. Solicitor's Report**

**3. Minutes.**

- ➡ Consideration of approval of the minutes of the October 11, 2021 meeting.

**4. Public Comment.**

- ➡ John Kern, Constituent Advocate for Representative Chrissy Houlahan.

**5. Reports.**

- ➡ Consideration of Township Manager Report.
  - Consideration of Approval to Authorize Advertisement of the Draft 2022 Township Budget for Approval at the December 13, 2021 Meeting of the Board of Supervisors.
  - Consideration of Approval to Authorize Advertisement of the Appointment of Herbein & Company, Inc. as the Township Auditors for the Fiscal Year Ending December 31, 2021.
  - Consideration of Approval of the Annual Cub Scouts, Pack 4, Wreaths Across America Ceremony on Saturday, December 18, 2021 from 11:30 am to 12:30 pm at Ellis Woods Revolutionary War Cemetery.
  - Consideration of Approval of a Lease for the Maack Property.
  - Consideration of Approval for Demolition Permit 21-166 for a Barn at 231 Baptist Church Road.
  - Consideration of Approval of the Installation of Security Cameras at Fricks Lock for \$4,775 by ADT.
  - Consideration of Approval of the Purchase of a Replacement Prisoner Cell Toilet for \$2,591.99.
  - Consideration to Approve Advertising for Sale of a 2015 Dodge Charger.
  - Consideration of Awarding a Contract for a Mandatory Sewer Connection.
  - Consideration of Application for Special Fire Police Services:
    - Retro Approve Red Corner Benefit, October 16, 2021, 11:00 am to 10:00 pm.
- ➡ Consideration of Township Engineer Report.
- ➡ Consideration of approving reports from various departments and committees.

**6. Subdivisions and Land Development.**

Resolution 2021-17

A Resolution of the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, Granting Conditional Approval of a Preliminary Subdivision and Land Development Plan Submitted by Artisan Construction Group, LLC for the Property Located at 245 Ellis Woods Road in East Coventry Township.

**7. Zoning Hearing Board Applications.**

No Zoning Hearing Board Applications brought before the Board.

**8. Other Business.**

- ➡ Consideration of Approval of the Proposal to Resurface the Stone Wall on the Maack Property with the Rock the Wall Funds.

**9. Exonerations.**

**10. Payment of Bills.**

**11. Adjournment.**